141.0	0002	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	633,600 /	633,600
USE VALUE:	633,600 /	633,600
ASSESSED:	633,600 /	633,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EASTMAN FRANK E-ELEANOR M
Owner 2:	
Owner 3:	
Street 1:	17 WALNUT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,971 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5971.000	211,100	3,100	419,400	633,600
Total Card	0.137	211,100	3,100	419,400	633,600
Total Parcel	0.137	211,100	3,100	419,400	633,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.61 | /Parcel: 382.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90546
GIS Ref	
GIS Ref	
Insp Date	03/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0014.0

!10881!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,100	3100	5,971.	419,400	633,600	633,600	Year End Roll	12/18/2019
2019	101	FV	189,000	3100	5,971.	419,400	611,500	611,500	Year End Roll	1/3/2019
2018	101	FV	189,000	3100	5,971.	371,500	563,600	563,600	Year End Roll	12/20/2017
2017	101	FV	189,000	3100	5,971.	311,500	503,600	503,600	Year End Roll	1/3/2017
2016	101	FV	189,000	3100	5,971.	311,500	503,600	503,600	Year End	1/4/2016
2015	101	FV	177,300	3100	5,971.	269,600	450,000	450,000	Year End Roll	12/11/2014
2014	101	FV	177,300	3100	5,971.	260,600	441,000	441,000	Year End Roll	12/16/2013
2013	101	FV	177,300	3100	5,971.	248,000	428,400	428,400		12/13/2012

PRINT

Date	Time
12/11/20	01:07:31

LAST REV

Date	Time
04/08/09	12:54:09

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10881

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15833-557		10/1/1984		99	No	No		A

USER DEFINED

Prior Id # 1:	90546
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2009	Inspected	345	PATRIOT
1/12/2009	Measured	345	PATRIOT
11/23/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5971		Sq. Ft.	Site		0	70.	1.00	8									419,391						419,400	

Total AC/HA:	0.13708	Total SF/SM:	5971	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	419,391	Spl Credit		Total: 419,400

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	5	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99941331
Adj $ / SQ:	141.667
Other Features:	77250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305958
Depreciation:	94847
Depreciated Total:	211111

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

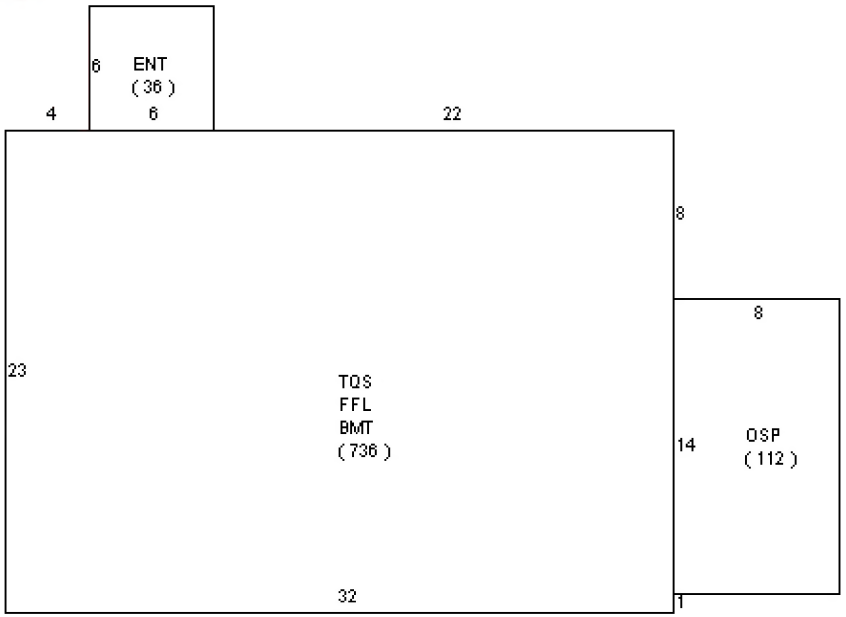
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.67
Special Features:	0	Val/Su Net:	97.19
Final Total:	211100	Val/Su SzAd	163.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	736	56.310	41,446
FFL	First Floor	736	141.670	104,267
TQS	3/4 Story	552	141.670	78,200
OSP	Screen Porch	112	34.340	3,846
ENT	ENTRY	36	26.380	950

Net Sketched Area:	2,172			Total:	228,709
Size Ad	1288	Gross Are	2356	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1936	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100